

**REAL ESTATE APPRAISERS APPLICATION
ADVISORY COMMITTEE
MINUTES
September 12, 2006**

PRESENT: Donald Chudnow, Lynn Gregorash, Karen Scott, Harv Simmons, Linda Verbecken, Steve Vitale, and Ursula Volk

EXCUSED: Anthony Hearn, Marla Britton, Gary Gruenisen, Larry R. Nicholson, Frank D. Hopp

STAFF PRESENT: Tim Wellnitz, Bureau Director; PJ Monson, Bureau Assistant; Other Department staff were present for portions of the meeting

CALL TO ORDER

Karen Scott called the meeting to order at 10:17 a.m. A quorum of 7 members was present.

ADOPTION OF AGENDA

Additions to Agenda

- Administrative Report - 2007 meeting dates

MOTION: Linda Verbecken moved, seconded by Steven Vitale, to approve the agenda as amended. Motion carried unanimously.

APPROVAL OF JULY 27, 2006 MINUTES

MOTION: Steven Vitale moved, seconded by Lynn Gregorash, to approve the minutes of July 27, 2006 as written. Motion carried unanimously.

ADMINISTRATIVE REPORT – TIM WELLNITZ, BUREAU DIRECTOR

2007 Meeting Dates

Tim Wellnitz presented proposed meeting dates to the Committee.

MOTION: Steven Vitale moved, seconded by Harv Simmons, to adopt the 2007 meeting dates. Motion carried unanimously.

**DISCUSSION AND APPROVAL OF APPROPRIATE APPRAISAL STANDARDS TO
BE USED IN THE REVIEW PROCESS**

Uniform Standards of Professional Appraisal Practice (USPAP)

Noted.

Supplemental Appraisal Standards

The committee discussed the use of pre- printed certifications in detail. The Board made the following motion.

MOTION: Donald Chudnow moved, seconded by Linda Verbecken, that by committee consensus, the preprinted language on the new Fannie Mae forms is acceptable for meeting the intended use, intended user, scope of work and certification requirements, we will accept appraisals which are prepared for other than mortgage financing transactions on those forms provided the appraiser has properly documented what changes they made in compliance with USPAP. If they include information which is contradictory to what is on the form and don't properly delete or properly add, then we will interpret that to be misleading and we will not accept the report as being compliant with USPAP. Motion carried unanimously.

MOTION: Lynn Gregorash moved, seconded by Ursula Volk, to amend previous motion to delete the words "Fannie Mae". Motion carried unanimously.

INFORMATIONAL ITEMS

Federal auditors will be coming to the Department and will appear at the October Real Estate Appraiser Board meeting.

CLOSED SESSION

MOTION: Steven Vitale moved, seconded by Donald Chudnow, to convene to Closed Session to consider licensure or certification of individuals pursuant to § 19.85(1)(b), Stats., and to consider individual histories pursuant to § 19.85(1)(f), Stats. Roll Call Vote: Donald Chudnow-yes; Lynn Gregorash-yes; Karen Scott-yes; Harv Simmons-yes Linda Verbecken-yes; Steven Vitale-yes; Ursula Volk-yes;. Motion carried unanimously.

Open Session recessed at 10:51 a.m.

RECONVENE TO OPEN SESSION

MOTION: Steven Vitale moved, seconded by Ursula Volk, to reconvene into Open Session at 12:30 p.m. Motion carried unanimously.

VOTE ON ITEMS CONSIDERED OR DELIBERATED UPON IN CLOSED SESSION, IF VOTING IS APPROPRIATE

APPRAISAL REPORTS REVIEWED ON SEPTEMBER 12, 2006

NEIL DODGEN – CERT. RESIDENTIAL

MOTION: Donald Chudnow moved, seconded by Linda Verbecken, to recommend that the Department issue notice of intent to deny Neil Dodgen's appraisal reports subject to receipt of two additional reports that comply with USPAP and are not foreclosed property reports one with all three approaches to value and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

KATHY FLEURY – CERT. RESIDENTIAL

MOTION: Steven Vitale moved, seconded by Lynn Gregorash, to recommend that the Department approve Kathy Fleury appraisal reports as submitted with coaching comments. Motion carried unanimously.

GEORGE GOTTIER – CERT. GENERAL

MOTION: Steven Vitale moved, seconded by Ursula Volk, to recommend that the Department approve George Gottier appraisal reports as submitted with coaching comments. Motion carried unanimously.

V.B. JAEGER - LICENSED

MOTION: Ursula Volk moved, seconded by Donald Chudnow, to recommend that the Department approve V.B. Jaeger appraisal reports as submitted. Motion carried unanimously.

LAWRENCE JAKUS – CERT. GENERAL

MOTION: Linda Verbecken moved, seconded by Steven Vitale, to recommend that the Department approve Lawrence Jakus' appraisal reports as submitted with coaching comments. Motion carried unanimously.

BLAIR KJETLAND - AQB

MOTION: Lynn Gregorash moved, seconded by Donald Chudnow, to recommend that the Department approve Blair Kjetland's appraisal reports as submitted. Motion carried unanimously.

JEAN KUNKEL – CERT. RESIDENTIAL

MOTION: Donald Chudnow moved, seconded by Steven Vitale, to recommend that the Department approve Jean Kunkel's appraisal reports as submitted with coaching comments. Motion carried unanimously.

KELLY MCCORMACK - AQB

MOTION: Linda Verbecken moved, seconded by Harv Simmons, to recommend that the Department approve Kelly McCormack appraisal reports as submitted. Motion carried unanimously.

PHILLIP NAIDL - LICENSED

MOTION: Donald Chudnow moved, seconded by Linda Verbecken, to recommend that the Department approve Phillip Naidl's appraisal reports as submitted. Motion carried unanimously.

JOY NEWTON - AQB

MOTION: Ursula Volk moved, seconded by Linda Verbecken, to recommend that the Department issue a notice of intent to deny Joy Newton's appraisal reports subject to receipt of a non-financing report and subject to the approval of the reviewing appraiser. Motion carried unanimously.

COURTNEY PRENTICE – CERT. RESIDENTIAL

MOTION: Steven Vitale moved, seconded by Donald Chudnow, to recommend that the Department approve Courtney Prentice's appraisal reports as submitted. Motion carried unanimously.

PATRICK RIPLEY – CERT. RESIDENTIAL

MOTION: Harv Simmons moved, seconded by Donald Chudnow, to recommend that the Department approve Patrick Ripley's appraisal reports as submitted. Motion carried unanimously.

JAMES SCHULZ – CERT. RESIDENTIAL

MOTION: Donald Chudnow moved, seconded by Lynn Gregorash, to recommend that the Department deny James Schulz' appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

DEBORAH SEIPP – CERT. RESIDENTIAL

MOTION: Donald Chudnow moved, seconded by Harv Simmons, to recommend that the Department issue a notice of intent to deny Deborah Seipp's appraisal reports subject to receipt of one additional report that complies with

USPAP and includes all three approaches to value and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

PETER SHEDLOWSKY - LICENSED

MOTION: Harv Simmons moved, seconded by Ursula Volk, to recommend that the Department deny Peter Shedlowsky's appraisal reports as submitted because the reports do not comply with USPAP and refer supervisor to DOE. Motion carried unanimously.

ART SULLIVAN – CERT. GENERAL

MOTION: Steven Vitale moved, seconded by Lynn Gregorash, to recommend that the Department issue a notice of intent to deny Art Sullivan's appraisal reports subject to receipt of one additional report that complies with USPAP and includes all three approaches to value and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

KARI TOLLEFSON – CERT. RESIDENTIAL

MOTION: Donald Chudnow moved, seconded by Steven Vitale, to recommend that the Department deny Kari Tollefson's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

DEBRA WEINBERGER - LICENSED

MOTION: Lynn Gregorash moved, seconded by Harv Simmons, to recommend that the Department approve Debra Weinberger's appraisal reports as submitted. Motion carried unanimously.

STACY KARCZ – CERT. GENERAL

MOTION: Harv Simmons moved, seconded by Linda Verbecken, to recommend that the Department deny Stacy Karcz' appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

VISITORS COMMENTS

None.

ADJOURNMENT

MOTION: Linda Verbecken moved, seconded by Donald Chudnow, to adjourn the meeting at 12:44 p.m. Motion carried unanimously.

Next meeting: October 12, 2006